

VALLEY VISTA ESTATES HOMEOWNERS ASSOCIATION

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MINUTES FOR THE ANNUAL MEETING
Held May 16, 2013
At the Valley of the Tetons Library

AGENDA

ATTENDANCE - QUORUM

I Meeting called to order - quorum

There were adequate owners represented either in person or via proxy to have a quorum. The meeting was called to order.

OLD BUSINESS

I Reading of the 2008 meeting minutes

Approval of the minutes

Scott Shepherd motioned to approve the 2008 minutes as written

2nd – JD Ellis seconded the motion

All were in favor

CURRENT BUSINESS

I Accounting

Scott Shepherd led the discussion concerning the collection of dues. Many lots have gone to foreclosure and when the bank resells the lot they are not obligated to pay off the outstanding HOA dues from the previous owner. The HOA is forced to write off the outstanding debt.

To collect outstanding dues from owners that are not bank owned, would take hiring an attorney and/or collection agency. A letter would be sent out from the property management office asking for payment of the dues within 30 days; then a demand letter would be sent out from an attorney giving the owner another 30 days to pay their dues; next a lien would be filed on the property; another letter would be sent stating that their water will be turned off if payment is not received; and finally the owner would be turned over to a collection agency.

II Budget

Scott Shepherd explained the current budget which is \$259.62 per improved lot per quarter. He indicated that in order to have adequate funds to do yearly maintenance in the project and have reserves to maintain the water system in case of a major repair such as a pump failing, he felt the dues should be raised to \$300 per improved lot per quarter and \$163.92 per quarter for a vacant site.

He also explained that the management fee will be increased from \$2,000 to \$3,600 per year due to increased cost.

Alan Bybee made the motion to raise the dues for improved lots to \$300 per quarter and \$163.92 per quarter for a vacant site and to raise the management fee to \$3,600 per year.

Donna Shepherd seconded the motion
All were in favor

III Election of the Board of Director

Scott Shepherd made the motion to elect Alan Bybee, Scott Shepherd and Donna Shepherd to be the Board of Directors

Alan bybee seconded the motion
All were in favor

NEW BUSINESS

New Business

I Valley Vista maintenance items

1. Mailbox - Get the locksmith to fix the locks on the large package boxes
2. Mailbox – paint and fix shingles on roof
3. Paint pump house and trim
4. Playground has graffiti – get JD Ellis the cleaner to get rid of Graffiti
5. Playground – broken slide – JD Ellis will take picture to get to Bryan for ordering the slide
6. Playground – JD Ellis will come up with ideas on how to make the slide safer
7. Stop sign – has graffiti that needs to be removed
8. Stop sign – still has cardboard over the base
9. White vinyl fence needs repair
10. Trees have beetle damage that has killed the upper portion – cut dead part of trees and treat for beetles
11. Weeds – spray the thistle on all the vacant lots owned by the developer
12. Asphalt – get a bid for sealing the cracks
13. Entryway – Kerry Loyd will weed and plat flowers at the entryway – she will bill the HOA for her time

II Bucket of sand

The owners have asked to have a bucket of sand placed at the entry of the project due to how slick the intersection becomes in the winter. Scott Shepherd was directed to speak with the plow company to keep a bucket of sand full at all times during the winter.

ADJOURNMENT

With no further business the meeting was adjourned